



## 20 Bond Close, Welling

- Chain free home
- Detached family home
- Four bedrooms
- Open plan kitchen/diner/family room
- Floor Area: 1621 sq ft
- Built in 2016 - 3 year NHBC warranty & solar panels
- Show home condition
- Large lounge
- Call Hunters to view
- EPC Rating: B

**Asking Price £800,000**

**HUNTERS®**

HERE TO GET *you* THERE

Hunters estates agents are proud to be the sole selling agents for this STUNNING detached family home which is being offered to the market CHAIN FREE!

The property was built in 2016 so also has 3 years NHBC warranty remaining, giving you that extra peace of mind.

The home is located within a lovely development which is tucked away off of Bellegrove Road, this gives you the piece and quite but also means you have easy access to a range of local schools, including GRAMMAR schools, shops and transport, including being within walking distance to Welling train station!

The property is in show home condition throughout allowing the next lucky owner to simply move in, unpack and to enjoy their beautiful new home.

The accommodation comprises of a good size entrance hall which gives access to all of the ground floor living space, to the front of the home is a very generous size lounge giving plenty of room for the family whilst to the rear of the property is the large open plan kitchen/dining/family room which is certainly the heart of the home and of course comes with AEG integrated appliances, this is an amazing area which offers plenty of natural light as well as views and access to the rear garden.

Back off of the hallway you will find the utility room with a large built in cupboard and the ground floor WC.

To the first floor there are FOUR bedrooms, the master of course comes with your very own en suite shower room and all have built in wardrobes.

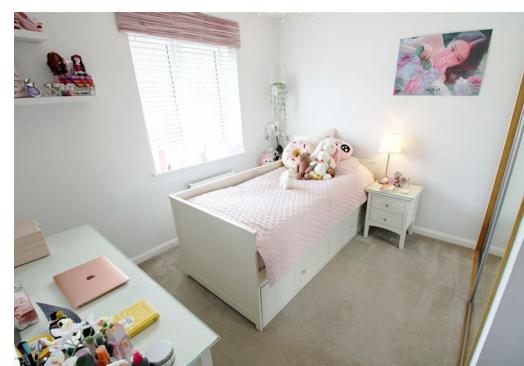
The family bathroom is also to this floor.

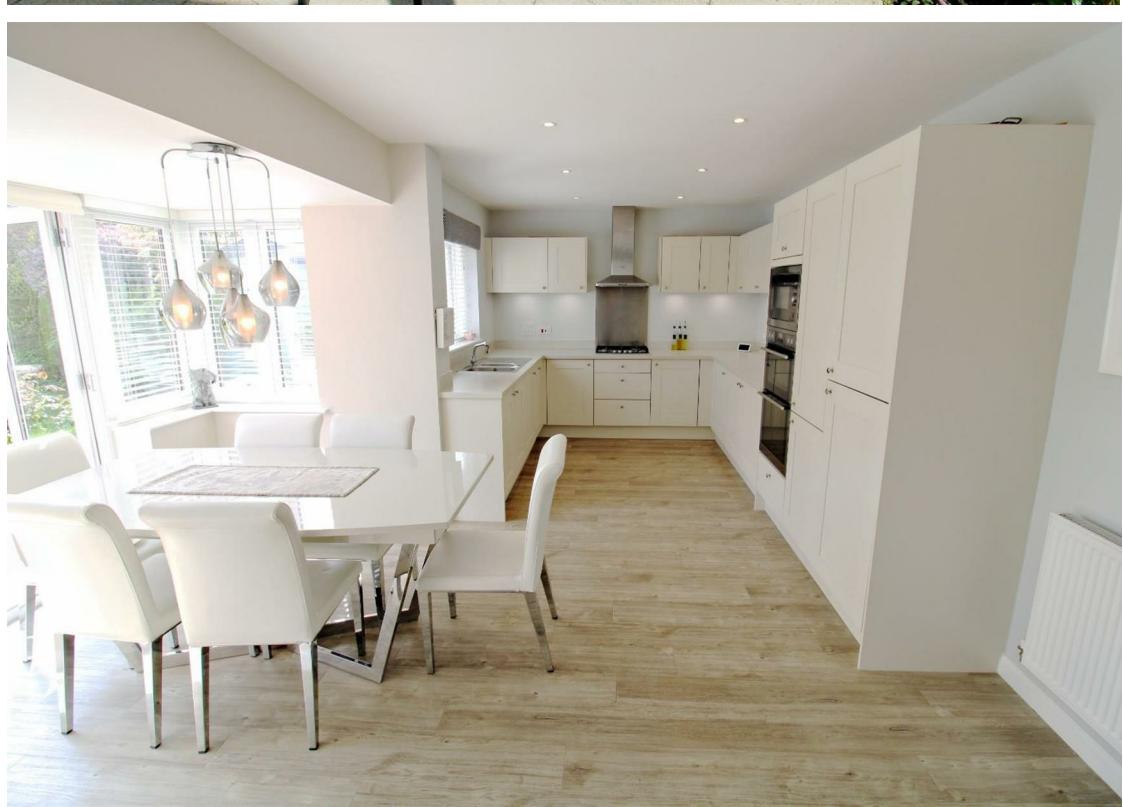
The loft area has a pull down ladder and also benefits from having been boarded out, carpeted and has plenty of electrics, this would make a great work space or maybe a games room.

Externally there is off road parking for two cars and a lovely SOUTH FACING rear garden with plenty of sitting areas to be able to enjoy the sunshine!

This really is a great family home with a lovely feel as soon as you walk through the door.

Call Hunters now to arrange your viewing!







Total area: approx. 150.6 sq. metres (1621.4 sq. feet)

## Viewing

Please contact our Hunters Welling Office on 020 8304 1000 if you wish to arrange a viewing appointment for this property or require further information.



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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>	88	89
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.